

ZONING CODE

APPENDIX A SUBSEQUENT AMENDMENTS

Ordinance No.	Date of Adoption	Planning Commission Amendment No.	Sections Amended	Description
2010-11	07/06/2010	CA2010-002	Districting Map 24	To establish a 16-foot front-yard setback for a property located 1500 serenade
2009-22	11/24/2009	CA2009-005	Districting Map 48, 49 and 50	Amend portion of North Newport Center Planned Community, Block 100, 400 and 800
2009-7	02/24/2009	CA2008-002	Districting Map 34	Removal of a portion of an existing building to provide additional parking and more facilities associated with the pick-up and drop-off of automobiles. Project requires approval of Interim Study Overlay and amended Use Permit.
2008-12	05/15/2008	Police Department	Sections 20.44.037 (B)(3)(a) and 20.44.037 (D)(7)(b)	Revises references to Title 7
2008-5	01/22/08	CA 2007-005	Sections 20.03.030, 20.05.030, 20.05.040, 20.10.020, 20.35.030, 20.41.050, 20.41.070, 20.43.040, 20.43.060, 20.44.035 (B), 20.44.040 (B), 20.45.030 (B), Chapter 20.62, Section 20.90.030 (C), Chapter 20.91, Chapter 20.91A (new), Section 20.96.040 (E), and Chapter 20.98 (new).	Revises definitions, land use classifications, and regulations relating to group residential uses.

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2007-20	12/18/2009	CA2007-007	Districting Map 48, 49 and 50	North Newport Center PC Development Plan adoption
2004-1	01/27/04 Effective 01/01/08	CA 2003-006	Sections 20.00.040, 20.10.010, 20.10.020, 20.10.030, 20.15.010, 20.15.020, 20.15.030, 20.65.040, Ch. 20.44, and Districting Map No. 30 and No. 67.	Amends Chapter 20.44 (Specific Plan District #7) to incorporate West Santa Ana Heights; adds new Neighborhood Commercial (CN) District and new Medium Density Residential (RMD) District; prezoned properties (effective upon annexation on 01/01/08).
2007-14	10/25/07	CA 2007-004	Section 20.60.020	Revises Section 20.60.020 to require the screening of all exterior roof-mounted and ground-mounted mechanical equipment on properties in all zoning districts.
2007-2	02/13/07	CA 2006-008	Sections 20.95.040 and 20.95.050 (C-2).	Revises appeal procedures to allow any member of the City Council to initiate an appeal of a decision of the Zoning Administrator, the Planning Director, or the Planning Commission and deletes an exception that allowed a City Council member to extend the appeal period to the next regularly-scheduled City Council meeting.
2006-27	01/09/07	CA 2006-007	Sections 20.05.030 (A), 20.05.040 (F), 20.10.020, 20.41.050, 20.43.060 (B), 20.44.035, 20.44.040, 20.45.030 (B), 20.60.130 (new), and 20.66.030.	Revises the land use regulations to distinguish day care centers for children and those for adults and establishes spacing, concentration, parking, and operational standards for Large Family Child Care Homes.
2006-25	11/28/06	CA 2006-006	Sections 20.03.030 and 20.05.030 (B).	Revises the definition of the term “single house keeping unit” and the Group Residential land use classification by adding a new subgroup for boarding and rooming houses.

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2006-24	11/28/06	CA 2006-005	Sections 20.05.030 (Q), 20.15.020, 20.20.020, 20.41.070, 20.42.040 (B), 20.43.040 (B), 20.45.030 (B), 20.46.030 (B), 20.66.020, and 20.66.080.	<p>Revises Section 20.05.050 (Q) to make marine charters a separate land use classification, "Entertainment and Excursion Services."</p> <p>Revises the land use regulation schedules to allow marine charters by right in commercial zoning districts upon the issuance of a Marine Activities Permit.</p> <p>Revises Section 20.66.020 to explicitly require that off-street parking be provided on-site, unless an off-site parking arrangement is approved, and that off-street parking be kept permanently available for the use it is intended to serve.</p> <p>Revises Section 20.66.080 to give the Planning Director the authority to approve temporary off-site parking for uses requiring Marine Activity Permits.</p>
2006-16	06/27/2006	CA 2006-004	Section 20.65.070	Exception for light standards to exceed height limits subject to the review and approval of a use permit. (PA2006-078)
2006-09	03/28/2006	CA 2006-002	Section 20.44.071	Amend Overlay District to the Santa Ana Heights Specific Plan text to add a Fire Facility for the proposed fire station.
2005-18	10/11/2005	CA 2005-010	Section 20.66.030	Increase the minimum parking requirement for R-2 properties from 1.5 spaces per unit to 2 spaces per unit.
2005-17	09/27/05	CA. 2005-005	Chapter 20.67 and Section 20.42.055 (repealed), and Districting Maps 4, 5, 6, 21, and 23.	Repeals Chapter 20.67 and adopts a new Chapter 20.67 pertaining to regulation of signs on a citywide basis, except for the Newport Coast and Newport Ridge Planned Communities, or where regulations conflict with regulations established in the Santa Ana Heights Specific Plan and all other commercially-zoned planned communities; and related amendments to Title 20 to repeal the sign regulations and related references on districting maps of the Mariners Mile Specific Plan and Balboa Sign Overlay.
2005-16	08/23/05	CA 2003-002	Districting Map No. 21	Changes the zone designation of 600 St. Andrews Road from R-1 & R-2 to GEIF.

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2005-04	04/26/05	CA 2005-003	Sections 20.03.030, 20.42.050 (Regs. G, J, & K), 20.43.050 (Regs. F & H), 20.60.070 (A), and 20.65.030 (B-2).	Changes the elevation datum reference from the National Geodetic Vertical Datum (NGVD) to the North American Vertical Datum (NAVD).
2005-01	2/22/05	CA2004-001	Section 20.66.030	Changes the off-site parking requirement for Offices, Medical and Dental from 1 per 250 sq. ft. to 1 per 200 sq. ft.
2004-29	01/11/05	CA 2004-009	Sections 20.44.035.D(8) and 20.44.040.D(8)	Grants the Planning Director authority to approve use permits for granny units, consistent with Chapter 20.85 (Accessory Dwelling Units).
2004-25	11/23/04	CA 2003-003	Chapters 20.90 and 20.93 (Chapters 20.62, 20.66, 20.67, 20.83, 20.86, 20.93, 20.95, and 20.96 were also revised to replace references to the Modifications Committee with "Zoning Administrator").	Revises required findings, replaces the Modifications Committee with a zoning administrator, and other associated revisions for processing a modification permit.
2004-16	09/14/04	CA 2004-005	Sections 20.03.030, 20.05.030, 20.05.040, 20.10.010 (H), 20.10.020, 20.91.015, 20.91.020, 20.91.025, (new) 20.91.035 (C), 20.91.040, 20.91.045, 20.91.050, and 20.91.055.	Revises definitions, land use classifications, and land use regulations relating to group living uses; eliminates short-term lodging in the R-1 District; ands federal exemption permit.
2004-18	09/14/04	CA 2004-002	Chapter 20.95 and Sections 20.42.070, 20.57.060, 20.61.040, 20.62.100, 20.64.090 (B), 20.82.050 (E), 20.82.080, 20.86.090, 20.89.070, 20.91.025 (C), 20.91.060, (new) 20.92.060 (D), 20.92.080, 20.93.010, 20.93.035 (E), 20.93.065, 20.94.040 (C), and 20.96.040 (H).	Revises appeal procedures to 1) require that a City Council appeal be initiated by a simple majority vote at a regularly-scheduled meeting; 2) authorize a City Council member to extend the time limit to the next regularly-scheduled meeting if a regular meeting is scheduled more than 14 days after the date of a decision; 3) require the initiator of an appeal to specifically state the grounds for the appeal; 4) require the Planning Director to report decisions to the Planning Commission and City Council at the next regular meeting or within 5 days of the decision, whichever occurs first; and delete references to calls for review.

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2004-015	07/27/04	CA 2004-006	Section 20.42.050, Regulation (M)	Revises the Mariners' Mile landscape standards to reduce the number of palm trees required and provide flexibility in the species of hedges required across the frontage of building sites.
2004-010	06/08/04	CA 2004-003	Districting Map #25	Establishes a 10-foot setback on Orange Avenue for a property located at 3315 Clay Street.
2004-003	03/03/04	CA 2003-010	Section 20.65.070	Allows elevator shafts larger than 25 square feet in area to exceed applicable height limits, by no more than 5, feet when mandated by the Building Code and/or Fire Department.
2003-021	01/13/04	CA 2003-009	New Section 20.65-070 (H).	Adds exception to height limits for Landmark Buildings.
2003-017	12/09/03	CA 2003-008	Districting Map #4	Reclassification of property located at 3450 Via Oporto from GEIF to RSC.
2003-014	08/12/03	CA 2003-005	Central Balboa Land Use Map	Reclassification of property located at 813 East Balboa Avenue from SP-8 (RSC) to SP-8 (R-2).
2003-010	05/27/03	CA 2003-004	Section 20.89.050	Prohibits off-sale alcoholic beverage outlets from selling or storing alcoholic beverages outside of the exterior walls of the establishment during the Independence Day holiday.
2003-006	05/13/03	CA 2003-001	Section 20.85.025	Grants the Planning Director authority to approve use permits for granny units.
2003-007	05/13/03	CA 2002-009	Districting Map #13	Reclassification of property located at 129 Agate Avenue from RSC-R to R-1.5.
2003-004	04/08/03	CA 2002-007	Sections 20.62.050, (new) 20.62.065, and 20.62.080	Designates certain types of buildings as "Landmark Buildings" and modifies restrictions on nonconforming uses in Landmark Buildings.
2002-027	11/12/02	CA 2002-005	Section 20.45.025	Removes the existing design guidelines from Section 20.45.025 and adds revised Section 20.45.025, establishing the Balboa Village Design Guidelines and development plan procedures.
2002-021	09/24/02	CA 2002-004	Section 20.67.035	Allows the addition of a single "rider" sign and a single "brochure box" per property in conjunction with an authorized temporary real estate sign.

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2002-014	07/23/02	CA 2002-003	Sections 20.64.050 and (new) Section 20.64.085	Amends Transportation Demand Management (TDM) Ordinance consistent with the changes in designation made for the Transportation Demand Management regulations administered by the South Coast Air Quality Management District.
2002-022	09/24/02	CA 2002-002	Newport Shores Specific Plan Map	Amends Newport Shores Specific Plan (Chapter 20.41) to reclassify property located at 205 Orange Street from commercial to residential.
2002-023	09/24/02	CA 2002-001	Districting Map #3	Amends districting map to change rear yard (channel) setback from 40 ft. to 20 ft. for property located at 3513 Finley Avenue
2002-002	01/22/02	CA 2001-005	New Section 20.60.125 and Section 20.10.020, new Additional Land Use Regulation (M).	Establishes design standards for mobile homes on individual lots.
2002-007	04/09/02	CA 2001-003	Districting Map #48	Amends districting map to increase the development allocation from 5,000 sq. ft. to 8,000 sq. ft. reduces the rear yard setback along Newport Center Drive from 35 feet to 25 feet property located at 1150 Granville Drive.

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2001-018	09/25/01	CA 2001-002	Sections 20.03.030, 20.10.030, 20.15.030, 20.20.030, 20.35.060 (G), 20.41.060, 20.41.080, 20.42.050, 20.43.070, 20.44.010, 20.45.035, 20.45.040, 20.56.020 (D-1), 20.56.050, 20.60.035 (deleted), 20.60.040, 20.60.045, 20.83.005, 20.83.008 (new), 20.83.010, 20.83.015, 20.83.020 (deleted), 20.83.025 (deleted), 20.83.030 (deleted), 20.83.035 (deleted), 20.83.040, 20.86.070, 20.92.020 (A-4), 20.92.060, 20.93.020 (B-12 - 14), 20.93.025, 20.93.030, 20.93.040, and 20.95.030.	Amendments associated with the update of Title 19 (Subdivision Code).
2001-008	06/26/01	CA 2001-001	Section 20.25.020.	Amends GEIF District land use regulations to allow senior citizen housing with a use permit.
2001-003	05/24/01	A 909	Districting Map #17.	Establishes a 4-foot front yard setback for the Bayside Drive frontage of property located at 2720 and 2730 Bayside Drive.
2000-022	11/14/00	A 907	Sections 20.43.050 (Reg. N), 20.45.035 (Reg. T), and 20.67.010 (B).	Sign regulations for commercial properties on the Balboa Peninsula (Balboa Sign Overlay) and amendments to the Zoning Code to implement the new sign regulations.
2000-020	10/24/00	A 906	Chapter 20.43. New Chapter 20.57. Districting Maps #6 & #23.	Amends Mariner's Mile Specific Area Plan (Chapter 20.43) and creates the Mariner's Mile Overlay (Chapter 20.57) to implement the Mariner's Mile Strategic Vision & Design Framework. Combined the Mariner's Mile Overlay to certain properties on Districting Maps #6 & #23.
2000-015	08/22/00	A 904	Districting Map #9.	Reclassification of property located at 1514 West Balboa Boulevard from GEIF to R-2 and establishing a 5-foot front yard setback along West Balboa Boulevard.

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2000-014	08/22/00	A 903	Districting Maps #34, 42, 61, and 67. New Chapter 20.44.	Prezone reclassification for property located between Bristol Street, Newport Bay, Irvine Avenue, and Jamboree Road (Santa Ana Heights). New chapter for Specific Plan District #7 (Santa Ana Heights).
2000-018	10/24/00	A 902	New Districting Maps #68 and 69.	Prezone reclassification for Newport Coast/Newport Ridge Planned Communities and adjacent properties.
2000-008	05/23/00	A 901	Districting Map #29. Section 20.50.030.	Prezone reclassification of property located between Santa Isabel Avenue, 22 nd Street, Tustin Avenue, and Santa Ana Avenue (Bay Knolls). Adds new B-5 Overlay District.
2000-012	06/27/00	A 899	Districting Map #16. Sections 20.10.030 (A-3) and 20.10.040 (C).	Establishes a lot-by-lot front yard setback for certain parcels on Pacific Drive.
2000-004	02/08/00	A 896	Districting Map #11	Establishes an 8 -foot front yard setback for two properties located at 301 and 305 Alvarado Place, and deletes the 8-foot front yard requirement on East Bay Avenue for the property located at 301 Alvarado Place.
2000-002	01/25/00	A 895	Sections 20.10.030 (Reg. M), 20.10.040 (B-2), Section 20.41.060 (Reg. I)	Partially exempts elevator shafts and similar vertical shafts from the calculation of residential floor areas.
2000-005	02/08/00	A 894	Districting Map #25 Chapter 20.46 Land Use Map.	Reclassification of property located at 407-409 Bolsa Avenue from RSC (SP-9) to R-2, and the land Use Map for Specific Plan No. 9 (Old Newport Boulevard) to remove the subject properties from the Specific Plan.

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99-26	10/25/99	A 892	Sections 20.03.030, 20.10.020, 20.10.030, 20.15.020, 20.20.020, 20.25.020, 20.41.050, 20.41.070, 20.42.040, 20.43.040, 20.45.030, 20.46.030, 20.60.030 (A-5), 20.60.030 (J), 20.62.060 (A-1-a-2 & 3), 20.66.040 (B), 20.67.035 (A-1-a-1), 20.87.025, 20.87.025 (B), 20.87.030	Revisions relating to the definition of terms, terms and cross-references in the land use regulations schedules, establishing waterfront rear yard setbacks, regulations on bay and greenhouse windows, the parking of vehicles in required yards, signs in residential districts, and the authority of the Planning Director to approve off-sale alcoholic beverage outlets and massage establishments.
99-12	05/10/99	A 887	Section 20.65.040	Places all R-A District properties into the 32/50 Height Limitation Zone.
99-16	05/24/99	A 885	Section 20.03.030 Section 20.67.010 Section 20.67.020 Section 20.67.030 (D) Chapter 20.80	Revised service station regulations. Includes new sign regulations and new definitions.
99-11	04/26/99	A 884	20.10.030 (Reg. M) 20.10.040 (B-2) 20.41.060 (Reg. I)	Exempts clerestory areas of bathrooms, connecting corridors, foyers, and stairwells from the calculation of residential floor areas.
99-10	04/26/99	A 882	Districting Map #18	Establishes a 5-foot front yard setback for two properties at 3000 and 3002 Breakers Drive.
98-26	12/14/98	A 881b	Districting Map #1	Reclassification of property located at 511 Canal Street from OS-P to OS-A.

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98-21	08/24/98	A 874	Sections 20.03.030, 20.05.080 (F & H), 20.10.040 (B-1), 20.20.020 (Table), 20.50.030, 20.60.120 (new section), 20.62.060 (A-3), 20.62.090 (B-1), 20.63.060, 20.65.030 (B-2), 20.65.060, 20.65.050 (B), 20.65.055 (new section), 20.66.040 (A-1), 20.66.050 (B-4), 20.67.020 (J-3), 20.67.025 (I), 20.67.035 (B), 20.82.050, 20.86.070, 20.91.025 (A), 20.91.030, 20.91.035 (B-1), 20.92.050, 20.92.060 (A), 20.93.030 (B), 20.93.050, 20.94.030 (B-1), 20.94.030 (B-4), 20.94.050 (A), 20.95.010 (B), 20.95.040 (C), and 20.96.040 (E-3)	Minor amendments to the Zoning Code (definition of terms, land use classifications, land use regulations, nonconforming structures, regulation of signs, public notification requirements, appeal and call for review procedures, and removal of obsolete, redundant and conflicting language)
98-19	08/10/98	A 874	Section 20.67.035 (B)	Readopts political sign regulations.
98-17	07/27/98	A 873	Districting Map #5	Establishes a 20-foot front yard setback from newly established property lines of properties located between Santa Ana Avenue and Redlands Avenue on both sides of Broad Street.
98-11	05/11/98	A 871	Districting Map #9	Reclassification of 2 properties at 1800-1804 West Balboa Boulevard from R-2 to RSC.
98-07	04/27/98	A 870	Districting Map #33	Prezone reclassification of 0.2 acres located at 4700 Surrey Drive to R-1.
98-12	06/08/98	A 869	Chapter 20.89 Section 20.82.050	Adds new Chapter 20.89: Alcoholic Beverage Outlets.
98-09	04/27/98	A 868	Districting Map #4	Reclassification of 3 properties in the 3300 block of Via Lido from RSC to MFR.

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98-01	01/26/98	A 866	Sec. 20.03.030 Sec. 20.10.030 Sec. 20.62.060 (A-3) Sec. 20.66.030 (table) Sec. 20.66.040 (B)	In the R-1.5 District, requires a minimum of 2 enclosed parking spaces per site, allows up to 200 square feet of enclosed parking floor area to be excluded from maximum gross floor area limits, and allows minor alterations to structures which are nonconforming due having less then the required number of enclosed parking spaces.
97-40	12/08/97	A 862	Section 20.60.115	Adds new section to regulate businesses located in mixed-use zoning districts between the hours of 2:00 a.m. and 5:00 a.m.
97-34	11/10/97	A 865	Districting Maps #55, 56, 57, and 58	Prezone reclassification of property generally located between the San Joaquin Hills Transportation Corridor, Macarthur Boulevard, and Old Ford Road (Bonita Canyon) to PC.
97-20	06/09/97	A 853	Section 20.83.015	Prohibits condominium development and conversions in the R-1.5 District.
97-15	04/14/97	A 855	Districting Map #42 20.00.040 20.65.040 (A) 20.67.035 (A-1-a-1)	Reclassification of 6 properties located off of the south side of Mesa Drive, between Birch Street and Cypress Street from U to R-A. Establishes regulations to allow the keeping of livestock and to revise minimum lot area and lot width regulations. Adds references to the R-A District to Sections 20.00.040, 20.65.040 (A) and 20.67.035 (A-1-a-1).
97-14	04/14/97	A 856	Chapter 20.46	New chapter for Specific Plan District #9 (Old Newport Boulevard).